

An aerial photograph of a residential area with several houses and trees. A large, irregularly shaped lot is outlined in red. The lot contains a house with a brown roof and a large green lawn. The lot is situated at a corner where a road turns. Other houses and trees are visible in the background.

OFFERING MEMORANDUM

10278 WEST FARM TO
MARKET 1097
MONTGOMERY, TX 77356

Located just minutes from Willis, this 0.39-acre lot sits at a high-visibility corner of Holly St and FM 1097, offering great potential in a rapidly growing area.



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PROPERTY SUMMARY

10278 West Farm To Market 1097
Montgomery, TX 77356

LEASE RATE: Negotiable

YEAR BUILT: 1975

PROPERTY TYPE: Retail

BUILDING SIZE: 16,988 SF

LOT SIZE: 0.39 Acres

Located just minutes from Willis, this 0.39-acre lot sits at a high-visibility corner of Holly St and FM 1097, offering great potential in a rapidly growing area. Surrounded by major retailers like H-E-B, Kroger, Starbucks, and popular chain restaurants, this site is perfect for a variety of commercial uses.



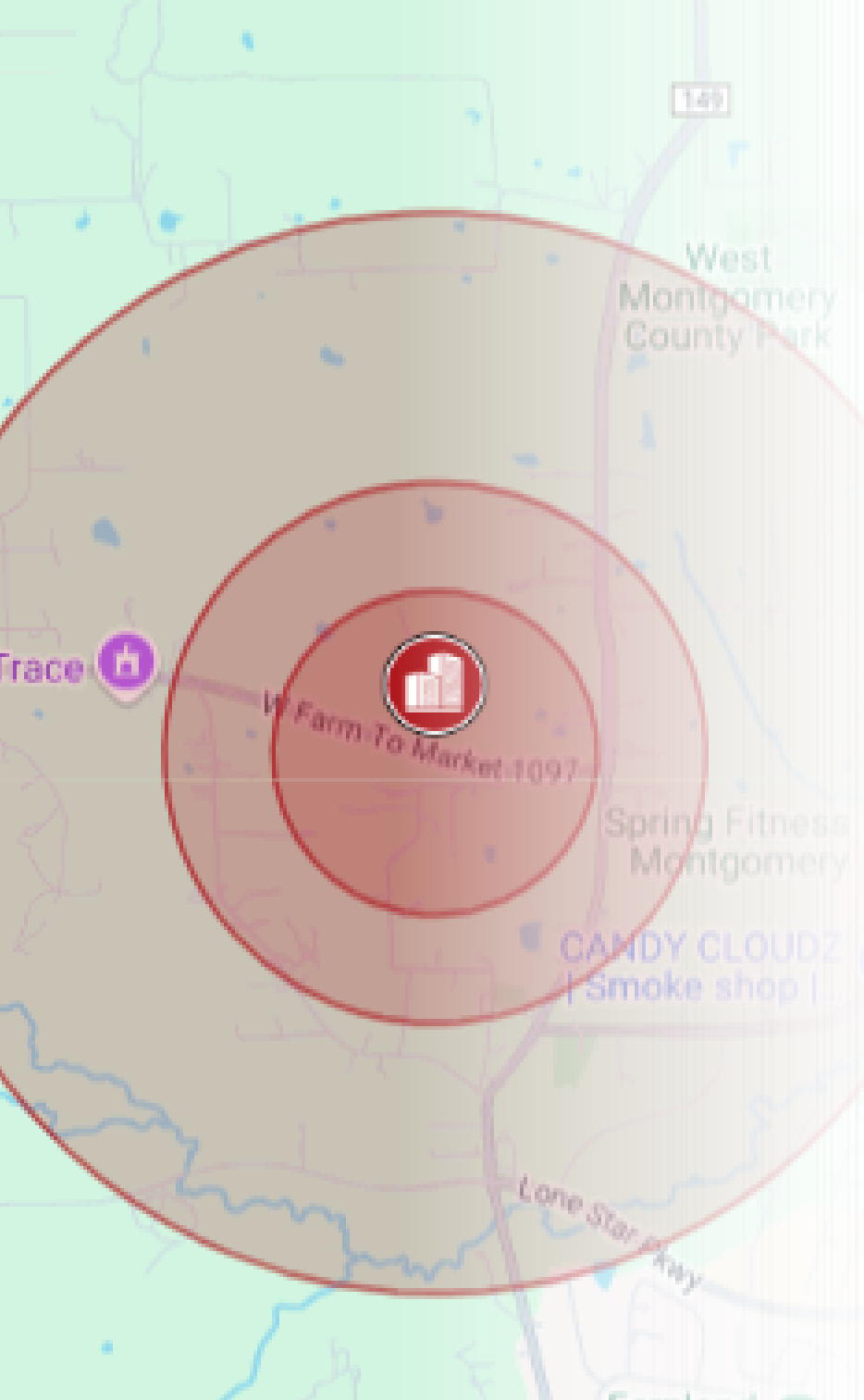
PROPERTY HIGHLIGHTS

FOR LEASE: Retail / QSR Pad site / Build to Suit in Thriving Willis Area

Please note, there is a burned-down house on the property that will need to be cleared and is not safe for use in its current state. With some cleanup, this lot could be a prime spot for your next venture, offering excellent traffic exposure and countless opportunities for development.

- 0.39-acre corner lot located at Holly St and FM 1097
- Dual driveway entrance
- High-visibility location with excellent traffic exposure
- Just minutes from Willis in a rapidly growing area
- Surrounded by major retailers such as H-E-B, Kroger, Starbucks, and popular chain restaurants/fast food options
- Ideal for commercial development with easy access to the local market
- There is a burned-down house on the property that will need to be cleared and is not safe for use in its current condition
- Great opportunity to develop in a thriving area with endless potential for a variety of commercial uses



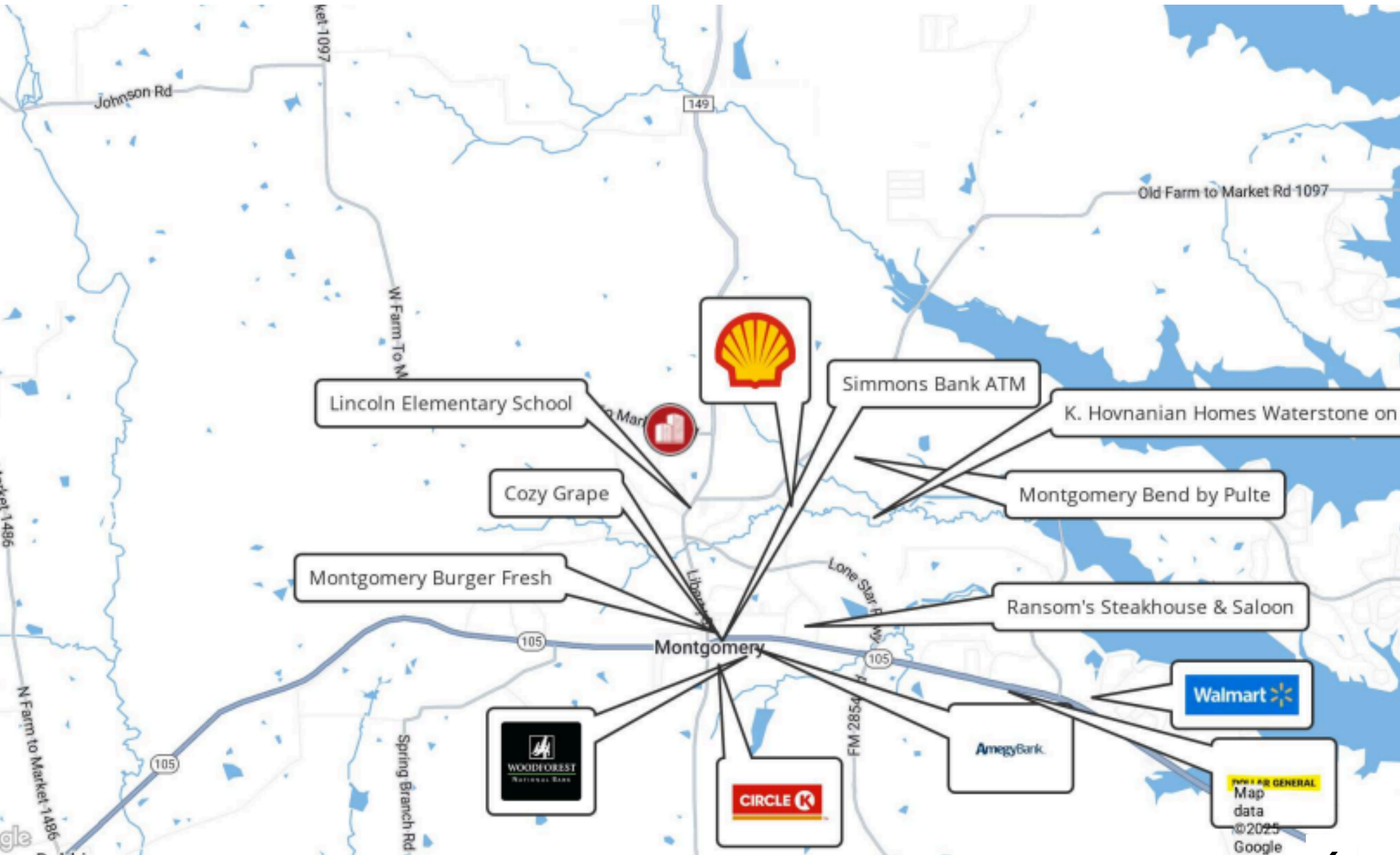


AREA OVERVIEW

Located on the corner of FM 1097 and Holly St, just minutes from Willis, this rapidly growing area offers convenient access to major retailers like H-E-B, Kroger, and popular chain restaurants, fast food spots, and Starbucks. Experience the perfect blend of small-town charm and modern amenities in this thriving community!

| | 0.3 Miles | 0.5 Miles | 1 Miles |
|--------------------------|-----------|-----------|-----------|
| Total households | 16 | 64 | 217 |
| Total population | 38 | 158 | 541 |
| Persons per household | 2.4 | 2.5 | 2.5 |
| Average household income | \$106,135 | \$106,547 | \$130,510 |
| Average house value | \$525,567 | \$520,872 | \$607,182 |
| Average age | 40 | 40 | 41 |
| Average age male | 39 | 39 | 40 |
| Average age female | 42 | 41 | 42 |

RETAILER MAP





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